



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MARCH 29, 2016– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117**

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett
Dee Gatliff, Vice Chair
John Getter, Chair
Darby Johnson, Jr.
Angie Heath Younce
Mike Shannon, Town Liaison (702) 455-8338
Diana Morton, Secretary (702) 254-8413

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections
 - D. Approval of Minutes of March 8, 2016
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- V. TOWN BOARD INPUT
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business
- VII. PLANNING & ZONING

Possible action to be taken on the following applications:
SEE ATTACHMENT “A”
Items on the agenda may be taken out of order.
The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.
The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, April 12, 2016 – 6:30 PM
- X. Adjournment

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

ATTACHMENT A
SPRING VALLEY TOWN ADVISORY BOARD

ZONING AGENDA

TUESDAY, 6:30 P.M., MARCH 29, 2016

Held Over from March 8, 2016 Town Board Meeting

1A. **WS-0074-16 – SOUTHWEST, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an animated sign (electronic message unit) within an existing roof sign where not permitted; and **2)** increase animated sign area.

DESIGN REVIEW to modify an existing roof sign by adding an electronic message unit in conjunction with a recreational club on 6.0 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 480 feet north of Rochelle Avenue and 1,400 feet east of Grand Canyon Drive within Spring Valley. SB/al/ml (For possible action) **PC 4/5/16**

04/06/16 BCC

1. **TM-0023-16 - ABC LAND & DEVELOPMENT, INC:**

TENTATIVE MAP for a mixed use project consisting of commercial lots and 2 residential lots on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. SS/al/ml (For possible action) **BCC 4/6/16**

04/19/16 PC

2. **DR-0141-16 – FLAMINGO BELTWAY 215 INTERCHANGE, LLC:**

DESIGN REVIEWS for the following: **1)** convenience store with gas pumps; **2)** vehicle (automobile) wash; **3)** restaurant with drive-thru; and **4)** smog check structure on 1.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road, 350 feet west of Grand Canyon Drive (alignment) within Spring Valley. SB/gc/ml (For possible action) **PC 4/19/16**

3. **DR-0156-16 – SUNSET POST FF450, LLC:**

DESIGN REVIEW for a proposed hotel on 2.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Quarterhorse Lane and Sobb Avenue within Spring Valley. SB/jt/ml (For possible action) **PC 4/19/16**

4. **UC-0109-16 – DIJ, LP:**

USE PERMIT for a major training facility (gaming and bartender vocational training) in conjunction with an existing office complex on a portion of 2.1 acres in a C-P (Office & Professional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the west side of Jones Boulevard and the north side of Desert Inn Road within Spring Valley. SB/dg/ml (For possible action) **PC 4/19/16**

5. **UC-0113-16 – KABOLI, MIKE L. & VICTORIA M.:**

USE PERMITS for the following: **1)** allow an existing accessory structure (garage) not architecturally compatible with the principal structure; **2)** waive architectural enhancements; and **3)** allow a flat roof without a parapet wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Willow Springs Drive, 200 feet south of Spring Meadow Drive within Spring Valley. SB/pb/ml (For possible action) **PC 4/19/16**

6. **WS-0119-16 – DENSHA HOLDINGS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced separation between structures in conjunction with an existing single family residence on 0.2

acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Katella Avenue and Solana Street within Spring Valley. SS/gc/ml (For possible action) **PC 4/19/16**

7. **UC-0134-16 – LSN NEVADA TRUST:**

USE PERMIT to allow a dental laboratory not within the same commercial complex as a medical or dental office in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Lindell Road and Cherokee Avenue within Spring Valley. SB/gc/ml (For possible action) **PC 4/19/16**

04/20/16 BCC

8. **WS-0124-16 – TEN15 BUFFALO WARM SPRINGS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a comprehensive architectural concept; **2)** compatible and consistent roof design for entire complex; and **3)** allow horizontal roof lines longer than 100 feet to not be broken up.

DESIGN REVIEW for a proposed retail building within an existing shopping center on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 150 feet south of Warm Springs Road within Spring Valley. SS/gc/ml (For possible action) **PC 4/19/16**

Held Over from March 8, 2016 Town Board Meeting

9. **UC-0090-16 – ROMANCAL, LLC:**

USE PERMIT for a proposed vehicle (motorcycle) repair facility within an existing commercial building.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a vehicle (motorcycle) repair facility to a residential use on a portion of 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Sorrel Street within Spring Valley. SB/gc/ml (For possible action) **PC 4/5/16**

10. **VS-0087-16 – ENGELLAND, DERYK M. & MELISSA S.:**

VACATE AND ABANDON easements of interest to Clark County located between Bronco Street and Jones Boulevard, and between Oquendo Road and Quail Avenue within Spring Valley (description on file). SS/co/ml (For possible action) **PC 4/5/16**